



HERMITAGE

23A Park Place, Stirling, Stirlingshire, FK7 9JR



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Set discreetly behind electric gates and approached via an expansive gravel driveway, 23A Park Place is a sizeable residence extending to approximately 5,097 sq ft, offering a striking presence while blending seamlessly into its surroundings. Equipped with a triple garage, this distinguished home combines generous proportions with elegant traditional detailing, presenting a rare opportunity to acquire a highly versatile property equally suited to modern family living and refined entertaining.

Accommodation

Ground Floor: Entrance vestibule and welcoming reception hall, principal sitting room, fully fitted kitchen/breakfast room with integrated appliances, family room, dining room/snug, study/library with bespoke cabinetry, ground floor bedroom with dressing room and en suite facilities, utility/laundry room separate WC.

First Floor: Spacious principal bedroom with ensuite dressing room and bathroom; three further well-proportioned double bedrooms all with ensuite facilities

Garden & Grounds: The property is set within private, landscaped grounds, featuring areas of lawn, mature planting and patio terraces ideal for outdoor entertaining. A gated gravel driveway provides extensive off-street parking and leads to a substantial triple garage with large storage area above.





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Situation

23A Park Place enjoys a prime position within one of Stirling's most sought-after residential addresses, set within a peaceful and established neighbourhood just moments from the heart of the city. Extending to approximately 5,097 sq ft, this sizeable home offers both space and flexibility, while benefiting from a high degree of privacy and remaining exceptionally convenient for everyday living.

Stirling's vibrant city centre is a short distance away, offering an excellent range of amenities including high street and independent retailers, cafés, restaurants, bars and supermarkets. The Thistles Shopping Centre and Stirling Arcade provide further retail options, while a variety of healthcare, banking and professional services are all readily accessible.

The area is particularly well regarded for its schooling, with a selection of highly rated local primary and secondary schools nearby, including Stirling High School. Independent schooling is also available within easy reach, with Fairview International School and Dollar Academy both accessible, while the University of Stirling – renowned for its beautiful campus and academic reputation – lies just a short drive away.

For leisure and recreation, the property is ideally placed. Kings Park, with its tennis courts, playing fields and café, is within easy walking distance, while Stirling Golf Club offers an excellent course with panoramic views. The nearby University of Stirling also provides extensive sports facilities, including a swimming pool, gym and athletics track. The surrounding countryside offers superb opportunities for walking, cycling and outdoor pursuits, with landmarks such as Stirling Castle, the Wallace Monument and the Ochil Hills all close at hand.

For commuters, the location is exceptionally convenient. Stirling Railway Station provides regular services to both Glasgow and Edinburgh, making it ideal for those travelling across the Central Belt, while the nearby motorway network ensures swift road access to Scotland's major cities.

Overall, 23A Park Place combines a delightful residential setting with excellent amenities, schooling and leisure opportunities, making it an ideal location for families and professionals alike.







General Description

The ground floor unfolds from a welcoming entrance hall, where a sense of space and balance is immediately apparent, reflecting the home's generous scale of over 5,000 sq ft. The layout has been thoughtfully designed to provide both formal and informal living areas, allowing the house to adapt effortlessly to a variety of lifestyles.

The principal sitting room is a wonderfully proportioned space, centred around a feature gas fireplace and perfectly suited to both family life and entertaining on a larger scale.

At the heart of the ground floor lies a beautifully appointed kitchen, fitted in a timeless style with extensive cabinetry and generous work surfaces. There is ample space for a dining table, making it ideal for day-to-day living. The kitchen is well-equipped with a range of integrated appliances, including a range cooker, oven, microwave and refrigeration, complemented by a dishwasher and additional fitted units. These are thoughtfully incorporated within the cabinetry, ensuring both functionality and a cohesive aesthetic. The adjoining utility room is particularly well-proportioned and practical, offering further appliance space, laundry facilities and excellent storage, allowing the kitchen to remain a true social hub.

A series of reception rooms extend from the kitchen, each offering its own character and purpose. A charming dining room/snug provides a more intimate setting, well-suited to formal dining or everyday family living. The family room enjoys a delightful outlook over the gardens, filled with natural light and ideally positioned for relaxed living.

A particular highlight of the home is the exceptional study, finished with bespoke fitted bookcases and cabinetry, creating a refined library-style environment—ideal for home working or quiet retreat.

The ground floor is further enhanced by a highly desirable bedroom suite, complete with an ensuite bath and walk-in dressing area. This space offers excellent flexibility, whether as guest accommodation or as an alternative principal suite. A conveniently located WC completes the accommodation at this level.

Upstairs, the accommodation is accessed from a bright landing and comprises a series of well-proportioned bedrooms, each benefiting from charming architectural features including dormer windows and gently sloping ceilings. The principal bedroom is particularly impressive, offering a peaceful and generously sized retreat with an ensuite dressing area and bathroom. There are three further bedrooms, all with ensuite facilities.

The bathrooms are spacious and well-appointed, including a large principal bathroom suite with extensive fitted storage, alongside a further bathroom where a bath positioned beneath a rooflight creates a bright and tranquil space.



External

23A Park Place is accessed via a stone-pillared entrance with electronically operated wrought iron gates. To the front, the sweeping gravel driveway provides extensive parking and leads to a substantial triple garage, offering excellent storage and further potential for a variety of uses.

The garden is beautifully maintained and thoughtfully landscaped, offering a high degree of privacy and seclusion. Areas of lawn, mature planting and patio combine to create an ideal environment for outdoor dining and relaxation.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK7 9JR

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.

Classifications

Council Tax - Band H
EPC Rating - Band C

Solicitor

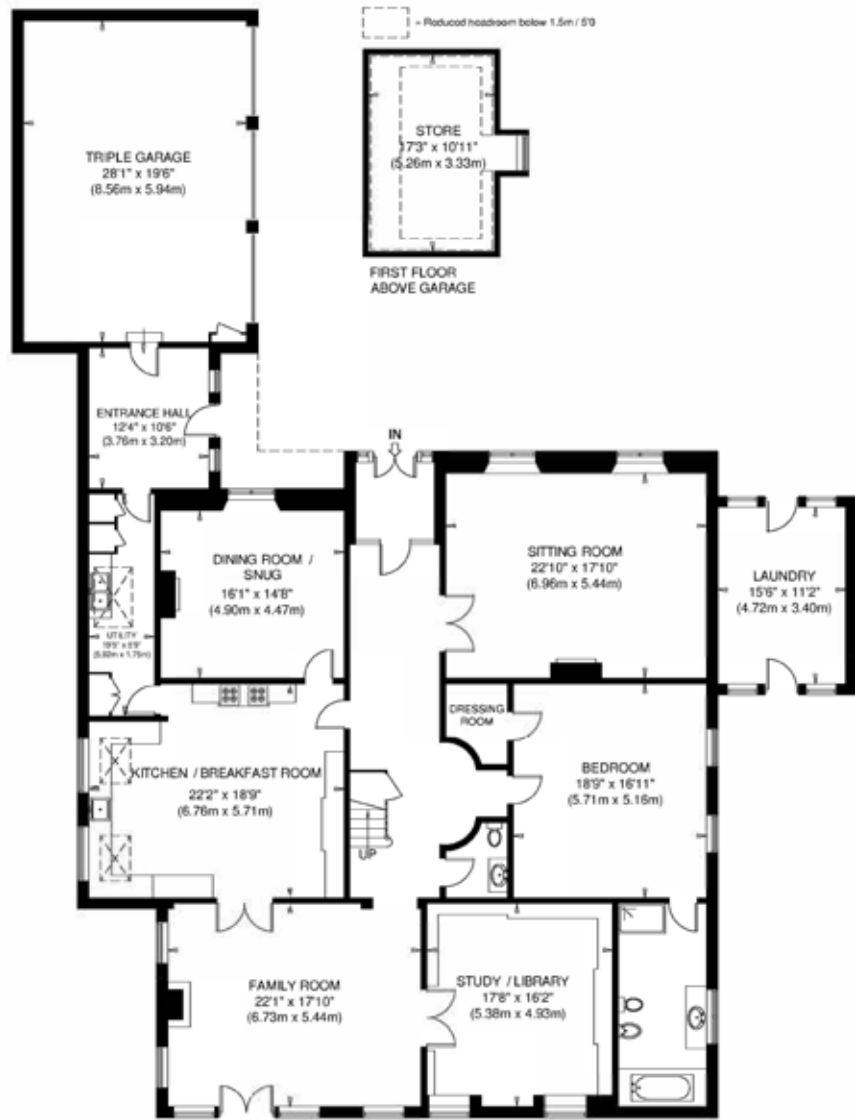
Hill and Robb Ltd. 3 Pitt Terrace, Stirling FK8 2EY. 01786 450985

Local Authority

Stirling Council. Old Viewforth, 14-20 Pitt Terrace, Stirling, FK8 2ET. 01786 233113







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 342.1 SQ M / 3682 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 131.5 SQ M / 1415 SQ FT

23A PARK PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 473.6 SQ M / 5097 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Tenure

Freehold

Services

Mains water, mains drainage and mains electricity. Gas fires.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for

any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.








Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/ funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

-  0131 624 4183
-  mail@rettie.co.uk
-  11 Wemyss Place
Edinburgh
EH3 6DH